



PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
**CENAB-OP-RMS(REMCO PROPERTIES LLC/RD
XING, SWM POND, BRIDGE & PARKING
AREA)05-65747-13**

PN-43

Comment Period: August 7, 2006 to September 8, 2006

**THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC ABOUT THE WORK DESCRIBED BELOW.
AT THIS TIME, NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED.**

The Baltimore District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), as described below:

APPLICANT: REMCO Properties LLC
Attn: Peter Clelland
2600 Philmont Avenue, Suite 212
Huntingdon Valley, PA 19006

LOCATION: North Fork of the Tred Avon River, in Easton, Talbot County, Maryland

WORK: to construct a multi-use commercial and residential development, involving six road crossings with culverts, storm water management facilities, and multiple utility line crossings, impacting 47,454 square feet of nontidal wetlands adjacent to the North Fork of the Tred Avon River, at Easton, Talbot County, Maryland. The applicant is proposing on-site mitigation within the Critical Areas adjacent to an existing tributary stream.

All work is to be completed in accordance with the enclosed plans. If you have any questions concerning this matter, please contact Mr. Rod Schwarm at (410) 820-8550.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act from the Maryland Department of the Environment. Any written comments concerning the work described above which relate to water quality certification must be received by the Standards and Certification Division Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland 21230-1708 within the comment period as specified above to receive consideration. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. The 401 certifying agency has a statutory limit of one year to make its decision.

The applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the Maryland Coastal Zone Program. This certification statement is available for inspection in

the District Office; however, public comments relating to consistency must be received by the Coastal Zone Division, Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland, 21230-1708, within the comment period as specified above. It should be noted that CZ Division has a statutory limit of 6 months in which to make its consistency determination.

The applicant must obtain any State or local government permits which may be required.

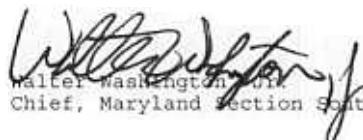
A preliminary review of this application indicates that the proposed work will not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

Review of the latest published version of the National Register of Historic Places indicates that no registered properties listed as eligible for inclusion therein are located at the site of the proposed work. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. Also, it must clearly state forth the interest which may be adversely affected by this activity in the manner in which the interest may be adversely affected.

It is requested that you communicate the foregoing information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER:

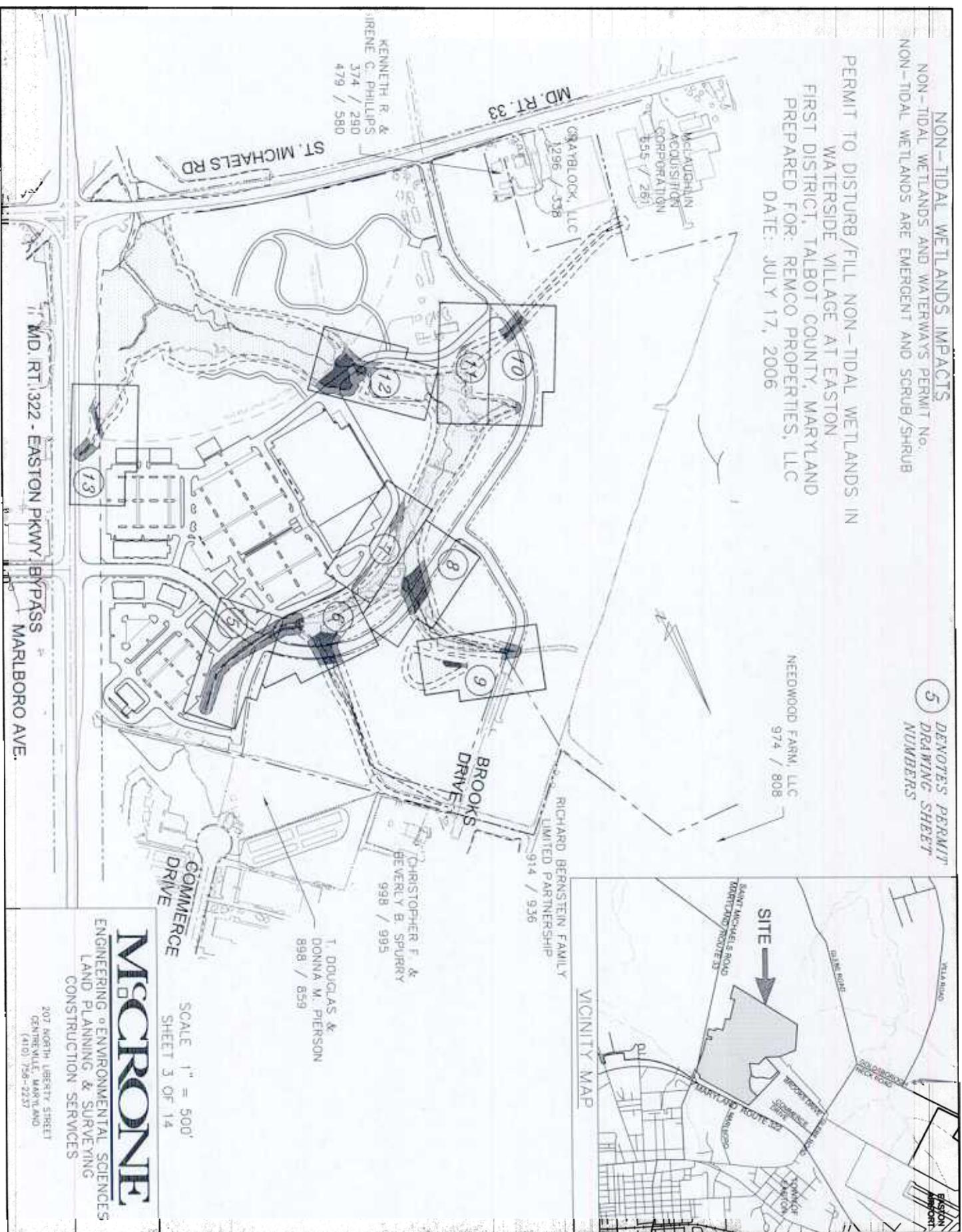


Walter Washington, Jr.
Chief, Maryland Section Southern

NON-TIDAL WETLANDS IMPACTS
NON-TIDAL WETLANDS AND WATERWAYS PERMIT No.
NON-TIDAL WETLANDS ARE EMERGENT AND SCRUB/SHRUB

PERMIT TO DISTURB/FILL NON-TIDAL WETLANDS IN
WATERSIDE VILLAGE AT EASTON
FIRST DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR: REMCO PROPERTIES, LLC
DATE: JULY 17, 2006

(5) DENOTES PERMIT
DRAWING SHEET
NUMBERS



MCGRAW

SHEET 4 OF 14

ENGINEERING • ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING
CONSTRUCTION SERVICES

PERMIT TO DISTURB/FILL NON-TIDAL WETLANDS IN
WATERSIDE VILLAGE AT EASTON
FIRST DISTRICT TRIBAL COUNTRY MARYLAND

PERMIT TO DISTURB/ELI NON-TIDAL WETLANDS IN

DATE: JULY 17, 2006

WATERS OF THE U.S. TOTAL LENGTH OF DISTURBANCE = 1,367.7

TOTAL WETLANDS	=	2,496 sq. ft. (0.057 AC.ft.)
NON-TIDAL	=	1,2496 sq. ft. (0.057 AC.ft.)
TOTAL IMPACTS.	=	1,612 sq. ft. (0.07 AC.ft.)
TEMPORARY	=	1,612 sq. ft. (0.07 AC.ft.)
PERMANENT	=	1,612 sq. ft. (0.07 AC.ft.)
TOTAL WETLANDS	=	47,454 sq. ft. (1.089 AC.ft.)
NON-TIDAL	=	47,454 sq. ft. (1.089 AC.ft.)
TEMPORARY	=	47,454 sq. ft. (1.089 AC.ft.)
PERMANENT	=	47,454 sq. ft. (1.089 AC.ft.)
WETLANDS BUFFER	=	884 sq. ft. (0.020 AC.ft.)
PERMANENT	=	884 sq. ft. (0.020 AC.ft.)
TOTAL WETLANDS	=	47,454 sq. ft. (1.089 AC.ft.)
NON-TIDAL	=	47,454 sq. ft. (1.089 AC.ft.)
TEMPORARY	=	47,454 sq. ft. (1.089 AC.ft.)
PERMANENT	=	47,454 sq. ft. (1.089 AC.ft.)
WATERFALLS OF THE U.S. TOTAL LENGTH OF DISTURBANCE = 924 ft	=	
PERMANENT	=	3,951 sq. ft. (0.091 AC.ft.)
TEMPORARY	=	403 sq. ft. (0.009 AC.ft.)
PERMANENT	=	3,951 sq. ft. (0.091 AC.ft.)
TEMPORARY	=	403 sq. ft. (0.009 AC.ft.)
PERMANENT	=	2,501 sq. ft. (0.057 AC.ft.)
TEMPORARY	=	2,501 sq. ft. (0.057 AC.ft.)
PERMANENT	=	44,953 sq. ft. (1.032 AC.ft.)

TOTAL WETLANDS	=	11,437 sq. ft. (0.263 Acre)	NON-TIDAL	=	0 sq. ft. (0.000 Acre)
TOTAL WETLANDS	=	1,586 sq. ft. (0.036 Acre)	NON-TIDAL	=	1,586 sq. ft. (0.036 Acre)
TEMPORARY	=	0 sq. ft. (0.000 Acre)	TEMPORARY	=	889 sq. ft. (0.020 Acre)
PERMANENT	=	11,437 sq. ft. (0.263 Acre)	PERMANENT	=	697 sq. ft. (0.016 Acre)
WETLANDS BUFFER	=	5,952 sq. ft. (0.023 Acre)	WETLANDS BUFFER	=	6,963 sq. ft. (0.152 Acre)
TEMPORARY	=	1,965 sq. ft. (0.005 Acre)	TEMPORARY	=	6,371 sq. ft. (0.147 Acre)
PERMANENT	=	5,952 sq. ft. (0.023 Acre)	PERMANENT	=	4,672 sq. ft. (0.010 Acre)
WATER OF THE U.S.	TOTAL LENGTH OF DISTURBANCE	=	1300 ft.	WATERS OF THE U.S.	TOTAL LENGTH OF DISTURBANCE

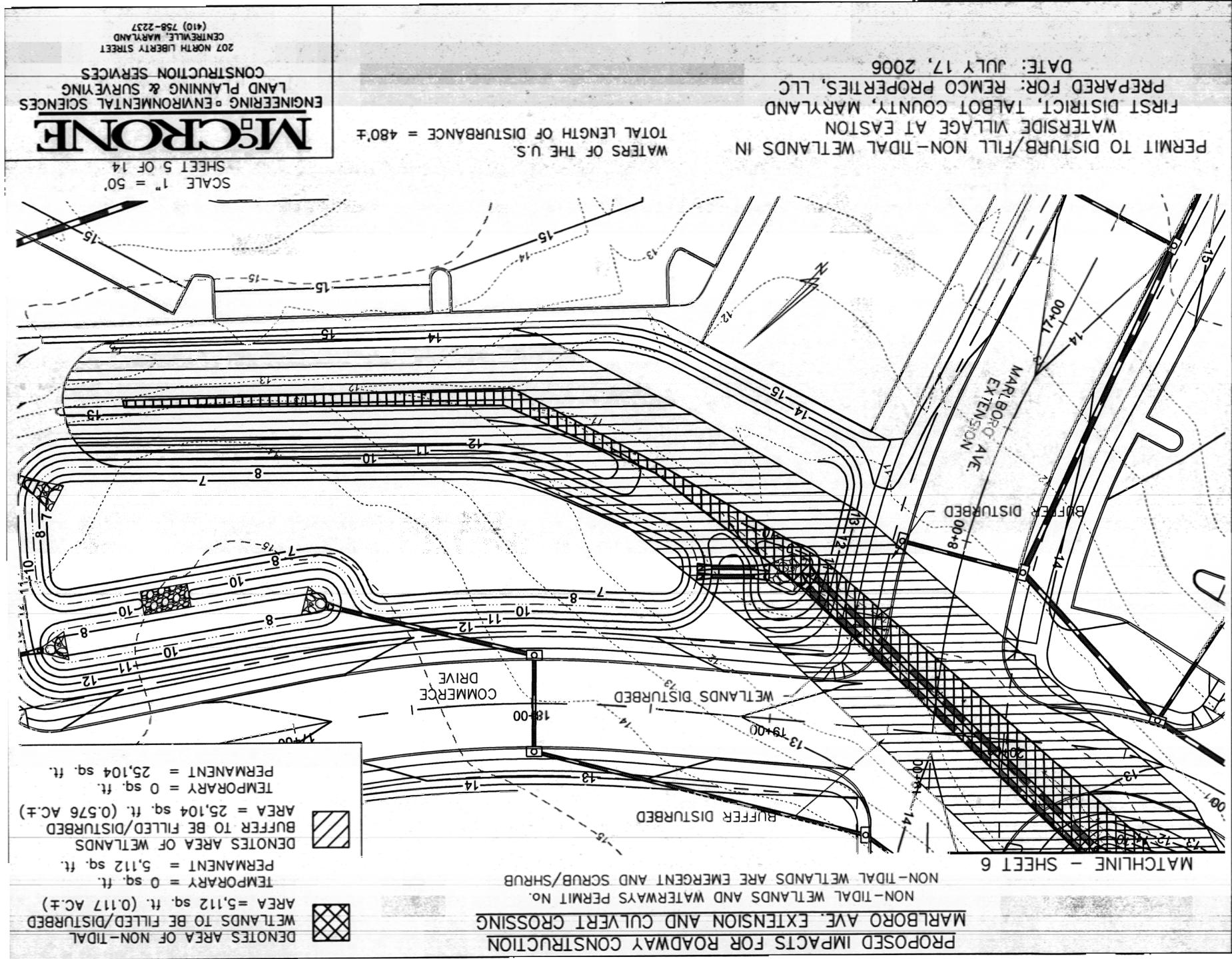
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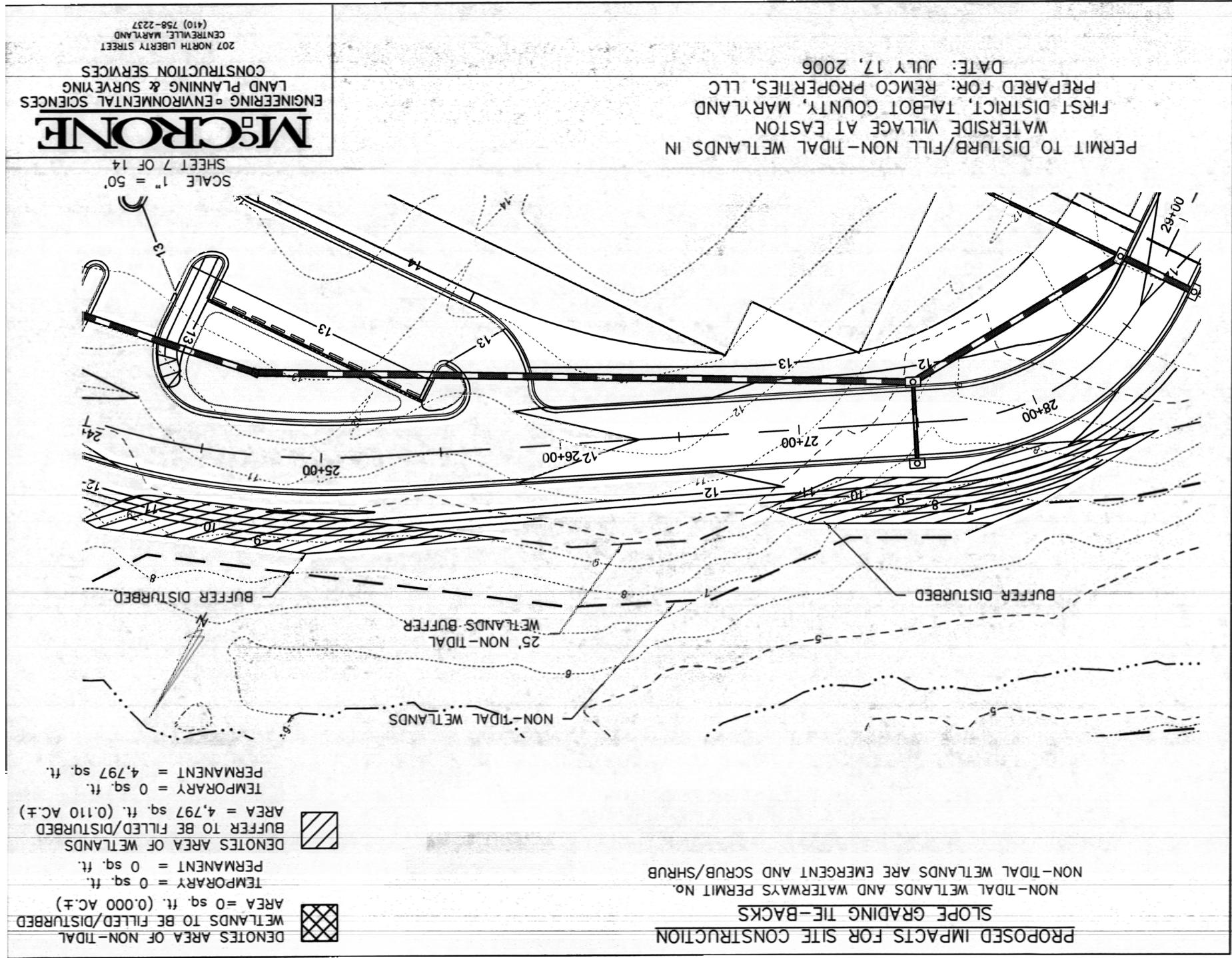
SHEET 12
TOTAL WETLANDS = 0 sq. ft. (0.000 A.C.) NON-TIDAL
                  = 141.53 sq. ft. (0.0325 A.C.)
TOTAL WETLANDS = 141.53 sq. ft. (0.0325 A.C.) TEMPORARY
                  = 0 sq. ft. (0.000 A.C.) PERMANENT
                  = 0 sq. ft. (0.000 A.C.) PERMANENT
                  = 0 sq. ft. (0.000 A.C.) TEMPORARY
                  = 14.153 sq. ft. (0.0325 A.C.) WETLANDS BUFFER
                  = 14.153 sq. ft. (0.0325 A.C.) WETLANDS PERMANENT
                  = 14.153 sq. ft. (0.0325 A.C.) TEMPORARY
                  = 0 sq. ft. (0.000 A.C.) PERMANENT
                  = 0 sq. ft. (0.000 A.C.) TEMPORARY
                  = 13.062 sq. ft. (0.0300 A.C.) PERMANENT
                  = 13.062 sq. ft. (0.0300 A.C.) TOTAL LENGTH OF DISTURBANCE = 11

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SHEET 6		SHEET 11	
TOTAL WETLANDS	= 11,201 sq. ft. (0.257 Acre)	TOTAL WETLANDS	= 0 sq. ft. (0.000 Acre)
NON-TIDAL	= 11,201 sq. ft. (0.257 Acre)	NON-TIDAL	= 0 sq. ft. (0.000 Acre)
TEMPORARY	= 0 sq. ft. (0.000 Acre)	TEMPORARY	= 0 sq. ft. (0.000 Acre)
PERMANENT	= 0 sq. ft. (0.000 Acre)	PERMANENT	= 0 sq. ft. (0.000 Acre)
WETLANDS BUFFER	= 11,201 sq. ft. (0.257 Acre)	WETLANDS BUFFER	= 0 sq. ft. (0.000 Acre)
PERMANENT	= 0 sq. ft. (0.000 Acre)	PERMANENT	= 0 sq. ft. (0.000 Acre)
TEMPORARY	= 0 sq. ft. (0.000 Acre)	TEMPORARY	= 0 sq. ft. (0.000 Acre)
WETLANDS	= 10,848 sq. ft. (0.249 Acre)	WETLANDS	= 0 sq. ft. (0.000 Acre)
PERMANENT	= 0 sq. ft. (0.000 Acre)	PERMANENT	= 0 sq. ft. (0.000 Acre)
TEMPORARY	= 0 sq. ft. (0.000 Acre)	TEMPORARY	= 0 sq. ft. (0.000 Acre)
WATERFALLS	= 665 sq. ft. (0.015 Acre)	WATERFALLS	= 665 sq. ft. (0.015 Acre)
PERMANENT	= 10,848 sq. ft. (0.249 Acre)	PERMANENT	= 10,848 sq. ft. (0.249 Acre)
TEMPORARY	= 0 sq. ft. (0.000 Acre)	TEMPORARY	= 0 sq. ft. (0.000 Acre)
WETLANDS	= 10,848 sq. ft. (0.249 Acre)	WETLANDS	= 10,848 sq. ft. (0.249 Acre)
PERMANENT	= 665 sq. ft. (0.015 Acre)	PERMANENT	= 665 sq. ft. (0.015 Acre)
TEMPORARY	= 0 sq. ft. (0.000 Acre)	TEMPORARY	= 0 sq. ft. (0.000 Acre)
WATERFALLS	= 665 sq. ft. (0.015 Acre)	WATERFALLS	= 665 sq. ft. (0.015 Acre)

SUMMARY OF WETLANDS IMPACT DATA





PERMIT TO DISTURB/FILL NON-TIDAL WETLANDS IN
WATERSIDE VILLAGE AT EASTON
FIRST DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR: REMCO PROPERTIES, LLC
DATE: JULY 17, 2006

PROPOSED IMPACTS FOR ROADWAY CONSTRUCTION

DENOOTES AREA OF NON-TIDAL WETLANDS TO BE FILLED/DISTURBED 

AREA = 0 sq. ft. (0.000 A.C.F.)

TEMPORARY = 0 sq. ft.

PERMANENT = 0 sq. ft.

DENOOTES AREA OF NON-TIDAL WETLANDS TO BE FILLED/DISTURBED 

AREA = 665 sq. ft. (0.015 A.C.F.)

TEMPORARY = 0 sq. ft.

PERMANENT = 665 sq. ft.

DENOOTES AREA OF WETLANDS TO BE FILLED/DISTURBED 

NON-TIDAL WETLANDS TO BE FILLED/DISTURBED 

NON-TIDAL WETLANDS AND WATERWAYS PERMIT NO. **ACCESS DRIVE CONSTRUCTION**

NON-TIDAL WETLANDS ARE EMERGENT AND SCRUB/SHRUB

BUFFER TO BE FILLED/DISTURBED

AREA = 665 sq. ft. (0.015 A.C.F.)

PERMANENT = 0 sq. ft.

TEMPORARY = 0 sq. ft.

DENOOTES AREA OF WETLANDS TO BE FILLED/DISTURBED 

NON-TIDAL WETLANDS ARE EMERGENT AND SCRUB/SHRUB

BUFFER TO BE FILLED/DISTURBED

AREA = 665 sq. ft. (0.015 A.C.F.)

PERMANENT = 0 sq. ft.

TEMPORARY = 0 sq. ft.

DENOOTES AREA OF WETLANDS TO BE FILLED/DISTURBED

NON-TIDAL WETLANDS ARE EMERGENT AND SCRUB/SHRUB

BUFFER TO BE FILLED/DISTURBED

AREA = 665 sq. ft. (0.015 A.C.F.)

PERMANENT = 0 sq. ft.

TEMPORARY = 0 sq. ft.

MCGRAW-HILL

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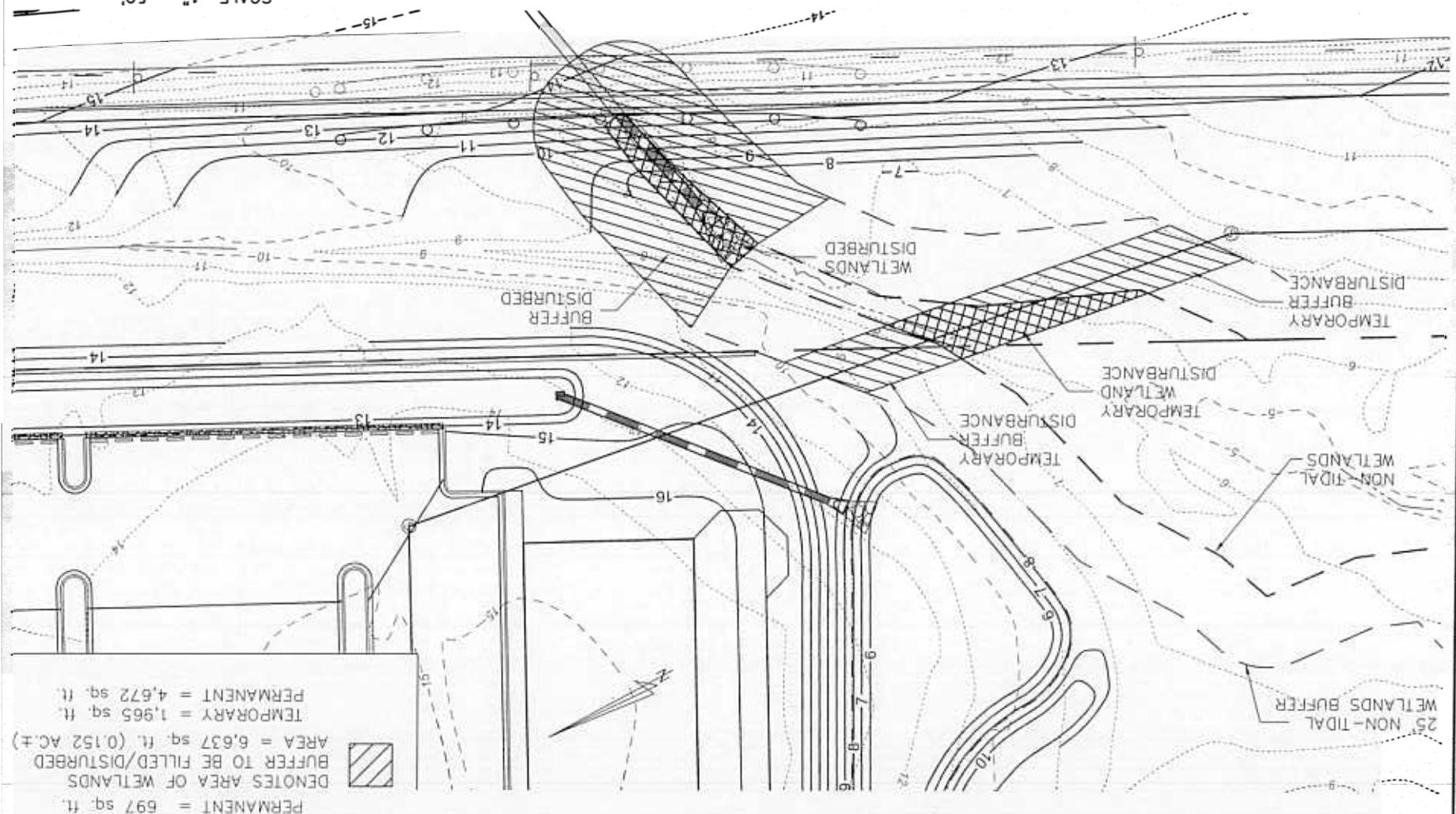
SCALE 1" = 50' SHEET 13 OF 14

PERMIT TO DISTURB/FILL NON-TIDAL WETLANDS IN
WATERFRONT VILLAGES AT EASION

DATE: JULY 17, 2006

(410) 758-2237
CENTREVILLE, MARYLAND
207 NORTH LIBERTY STREET

PERMIT TO DISTURB/FILL NON-TIDAL WETLANDS IN
WATERSIDE VILLAGE AT EASTON
FIRST DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR: REMCO PROPERTIES, LLC
ENGINEERING • ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING
CONSTRUCTION SERVICES
DATE: JULY 17, 2006



PROPOSED IMPACTS FOR SITE CONSTRUCTION CULVERT AND SANITARY SEWER INSTALLATION WATERS OF THE U.S. DENOTES AREA OF NON-TIDAL WETLANDS TO BE FILLED/DISTURBED TOTAL LENGTH OF DISTURBANCE = 100' # NON-TIDAL WETLANDS AND WATERWAYS PERMIT NO.

CONDITIONS AND MANAGEMENT PRACTICES

a) NO EXCESS FILL, CONSTRUCTION MATERIAL OR DEBRIS ARE TO BE STOCKPILED OR STORED IN THE WETLANDS OR BUFFERS.

b) PLACE MATERIALS IN A LOCATION AND MANNER WHICH DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF THE NONTIDAL WETLAND OR BUFFER.

c) DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTEMATERIAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL OR ANY OTHER DETERIOROUS SUBSTANCE.

d) PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO THE NONTIDAL WETLAND OR BUFFER.

e) REPAIR AND MAINTAIN ANY SERVICABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDAL WETLAND AND BUFFER IN EXCESS OF NONTIDAL WETLAND AND BUFFER LOST UNDER THE ORIGINAL STRUCTURE OR FILL.

f) CONDUCT THE ACTIVITY SO AS NOT TO CAUSE OR CONTRIBUTE TO A DEGRADATION OF WATER QUALITY AS DETERMINED BY THE MARSHLAND DEPARTMENT OF THE ENVIRONMENT.

g) TO PROTECT IMPORTANT AQUATIC SPECIES, IN-STREAM WORK IS PROHIBITED AS DETERMINED BY THE CLASSIFICATION OF THE STREAM AS FOLLOWS:

a. CLASS I WATERS, IN-STREAM WORK MAY NOT BE CONDUCTED DURING THE PERIOD MARCH 1 THROUGH JUNE 15, INCLOSIVE, DURING ANY YEAR.

h) ALL STABILIZATION IN THE WETLAND AND BUFFER SHALL BE OF THE FOLLOWING REQUIREMENTS:

RECOMMENDED SPECIES: ANNUAL RYegrass (Lolium multiflorum), Millet (Setaria italica), Barley (Hordeum sp.), oats (Oenothera sp.) AND/OR Ryegrass (Secale cereale).

THESE SPECIES WILL ALLOW THE STABILIZATION OF NATURAL WETLAND SPECIES. OTHER NON-PERMANENT VEGEETATION MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE DIVISION, KENTUCKY 31 FESCUE SHALL NOT BE UTILIZED IN THE WETLAND OR BUFFER AREAS. THE AREA SHOULD BE SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

PERMIT TO DISTURB/FILL NON-TIDAL WETLANDS IN

WATERSIDE VILLAGE AT EASTON
FIRST DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR: REMCO PROPERTIES, LLC
ENGINEERING • ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING

DATE: JULY 17, 2006

SHEET 14 OF 14

207 NORTH LIBERTY STREET
CENTREVILLE, MARYLAND
(410) 758-2227

CONSTRUCTION SERVICES

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